

BOARD MEETING AGENDA

Wednesday, June 21, 2023

12:00 – 1:00 p.m.



Virtual:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTIINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%40thread.v2/0?context=%7b%22Tid%22%3a%220a5376b2-b919-40e2-bfa3-b4b75fda823f%22%2c%22Oid%22%3a%224f089a85-c857-4d1d-8012-16100951d81a%22%7d
Meeting ID: 259 652 436 554
Passcode: ScQSiD

Due to the extraordinary public health circumstances related to the ongoing COVID-19 (coronavirus) outbreak, participation in this meeting will be telephonic. All board members will participate remotely, as will any members of the public who wish to attend.

12:00	Action	1. Call to Order – Cindy Ju Agenda Approval Public Comment – <i>public may sign up to address the board for up to 2 minutes on matters on this agenda</i>
12:05	Action/Approval	2. Consent Agenda <ul style="list-style-type: none">• Approve May Meeting Minutes• Accept May Expenditure Reports• Approve June Concurrence Requests
12:10	Discussion	3. Discussion <ul style="list-style-type: none">• 2023 Fundraiser and SCIDpda Bash – Joseph Guanlao/Jamie Lee• RED updates – Jamie Lee/Jared Jonson
12:30	Action/Approval	4. Real Estate Development <ul style="list-style-type: none">• Resolution – Approve receipt of CHIP funds (13th and Fir Housing)• Resolution – Approve to sign Purchase and Sale Agreement with AiPACE (North Lot)
12:50	Board Business	5. Board Recruitment – Cindy Ju
1:00	Action	6. Adjourn – Cindy Ju

Important meeting dates:

- July Board meeting – July 18, 5:30pm
- SCIDpda Bash – July 20 – 4-6pm, Tamarind Tree
- 2023 SCIDpda Fundraiser – September 22, 5:30pm

**Executive sessions may be held:

- | | |
|--|---|
| <input type="checkbox"/> Lease or purchase of real estate if there's a likelihood that disclosure would increase the price | <input type="checkbox"/> Consideration of the minimum offering price for sale or lease of real estate if there's a likelihood that disclosure would decrease the price. |
| <input type="checkbox"/> Negotiations on the performance of a publicly bid contract | <input type="checkbox"/> Complaints or charges brought against a public officer or employee |
| <input type="checkbox"/> Qualifications of an application for public employment | <input type="checkbox"/> Performance of a public employee |
| <input type="checkbox"/> Agency enforcement actions (requires legal counsel present) | <input type="checkbox"/> Current or potential litigation (requires legal counsel present) |
| <input type="checkbox"/> Legal risks of current or proposed action (requires presence of legal counsel) | |

The mission of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) is to *preserve, promote, and develop the Seattle Chinatown International District as a vibrant community and unique ethnic neighborhood.*

Resolution 23-06-21-01

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:

- Approve May Meeting Minutes
- Accept May Expenditure Reports
- Approve June Concurrence Requests

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

May 16, 2023

Virtual:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTIINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%40thread.v2/0?context=%7b%22Tid%22%3a%220a5376b2-b919-40e2-bfa3-b4b75fda823f%22%2c%22Oid%22%3a%224f089a85-c857-4d1d-8012-16100951d81a%22%7d

Meeting ID: 259 652 436 554

Passcode: ScQSiD

The May 2023 SCIDpda board meeting was hosted virtually via a Zoom conference.

Board Present (via Phone Conference Call-in): Tiernan Martin, May Wu, Miye Moriguchi, Aileen Balahadia, Elliot Sun, Lisa Nitze, Kevin Cao, Samuel Lee, Regina Wang

Staff Present: Jamie Lee, Joseph Guanlao, Naomi Saito, Janet Smith, Marion Emme

1. Call to Order

The meeting was called to order by Tiernan Martin, Board Vice Chair, at 05:44 PM.

Public Comment – public may sign up to address the board for up to 2 minutes on matters on this agenda. No public comments were submitted to the board.

2. Consent Agenda Resolution

Resolution 23-05-16-01: We, the Board of the Seattle Chinatown International District Preservation and Development Authority Board, via consent agenda:

- Approve April Meeting Minutes
- Accept April Expenditure Reports
- Approve May Concurrence Requests
- Accept Q1 financial statements
- Approve HDC Charity Federation

Moved: Lisa Nitze

Seconded: Miye Moriguchi

Board Approved: Tiernan Martin, May Wu, Miye Moriguchi, Aileen Balahadia, Elliot Sun, Lisa Nitze, Kevin Cao, Samuel Lee, Regina Wang

Abstained: 0

Absent: 5

Resolution was approved.

3. Discussion

- 2023 Fundraiser – Joseph Guanlao/Jamie Lee
 - Joseph Guanlao gave an update on fundraiser sponsorship progress and shared the new table caption offering. Joseph shared how board members can promote fundraiser sponsorship.
- RED updates – Jamie Lee/Jared Jonson
 - Jamie Lee informed the board that we received TCO for 13th & Fir Family Housing and shared an update on lease-up progress. Jamie shared an update on North Lot building progress and SCIDpda's progress with the Landmark project. She shared the details of the Spic n Span agreement and timeline as well as the benefits of the site purchase. Jamie answered board meeting questions.

4. Resolution – Spic N Span – Jamie Lee/Jared Jonson

Resolution 23-05-16-03: We, the Governing Body of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda), authorize staff to enter into a Purchase and Sale agreement for the purchase of 650 S. Dearborn St., known as the Spic N Span site.

Moved: Kevin Cao

Seconded: Lisa Nitze

Board Approved: Tiernan Martin, May Wu, Miye Moriguchi, Aileen Balahadia, Elliot Sun, Lisa Nitze, Kevin Cao, Samuel Lee, Regina Wang

Abstained: 0

Absent: 5

Resolution was approved.

5. Board Business

- Board Recruitment – Tiernan Martin
 - Tiernan shared that we are still looking for an additional board member, specifically someone who runs a small business in the CID, and encouraged board members to invite any potential board members to the SCIDpda Bash.

6. Adjourn

The meeting was adjourned by Tiernan Martin, Board Vice Chair, at 6:13 p.m.

Seattle Chinatown International District Preservation and Development Authority
409 Maynard Ave S, Ste P2
Seattle, WA 98114

Expenditure Certification Memorandum

DATE: **05/31/2023**
TO: **Board of Directors**
FROM: **Jody McCorkle, Director of Finance**
RE: **May 2023 Expenditure Certification**

I, Jody McCorkle, do hereby certify that the materials have been furnished, the services rendered or the labor performed herein; that the claims represented by the vouchers listed below were just obligations of the SCIDpda; and that I am authorized to authenticate and certify said claims.


Jody McCorkle, Director of Finance

Computer Run Checks	General Checking	2101	to	2110	\$	61,017.26
				Bush Hotel Commercial	\$	61,017.26
Computer Run Checks	General Checking	1876	to	1877	\$	8,754.22
				Bush Hotel Condo	\$	8,754.22
Computer Run Checks	General Checking	221	to	222	\$	7,775.00
Electronic Funds Transfers	General Checking		eft		\$	20,034.31
				Bush Hotel QalicB	\$	27,809.31
Computer Run Checks	General Checking	1517	to	1534	\$	64,375.02
Electronic Funds Transfers	General Checking		eft		\$	4,064.00
				Bush Hotel Residential	\$	68,439.02
Computer Run Checks	General Checking	270	to	272	\$	14,916.85
Computer Run Checks	General Checking	101	to	101	\$	9,886.28
				CIDpda	\$	24,803.13
Computer Run Checks	General Checking	4123	to	4137	\$	75,539.80
				DVA	\$	75,539.80
Electronic Funds Transfers	General Checking		eft		\$	129.07
				Hinghay	\$	129.07
Computer Run Checks	General Checking	1106	to	1124	\$	80,620.37
				IDVS1 Commercial	\$	80,620.37
Computer Run Checks	General Checking	431	to	435	\$	5,849.74
				IDVS2 Condo	\$	5,849.74
Computer Run Checks	General Checking	621	to	628	\$	18,567.65
Electronic Funds Transfers	General Checking		eft		\$	521.99
				IDVS2 Library & Parking	\$	19,089.64

Computer Run Checks	General Checking	756	to	763	\$	10,731.56
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
				IDVS2 Commercial	\$	15,738.36
Computer Run Checks	General Checking	136		136	\$	16,550.00
				Lot on the Hill	\$	16,550.00
Computer Run Checks	General Checking	1221	to	1237	\$	56,303.57
				New Central Commercial	\$	56,303.57
Computer Run Checks	General Checking	306	to	307	\$	11,159.71
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
				New Central Hotel	\$	28,528.01
Computer Run Checks	General Checking	1421	to	1433	\$	45,843.35
				New Central Residential	\$	45,843.35
Computer Run Checks	General Checking	3801	to	3846	\$	171,361.19
Electronic Funds Transfers	General Checking		eft		\$	2,514.28
EFTs for Payroll	General Checking		5/4/23 & 5/18/23		\$	195,728.17
				SCIDpda	\$	369,603.64
					\$	904,618.49

The above checks and electronic fund transfers are hereby approved by a majority of all members of the SCIDpda Board and signed by me in open session in authentication of their approval on this _____ day of _____ 2023.

Treasurer

Chair

SCID Check Summary

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,idvhill,journal,ncentcom,ncentres,nchotel,nmanagr,nmaster,pdcmnty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=05/2023-05/2023 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note
bhcommop - General Checking				
2101	pdamaint - SCIDpda Maintenance Dept	5/11/2023	5,776.25	WOs
2102	cenlin - CenturyLink	5/11/2023	70.70	Telecom
2103	davdis - Davidson Distributing Corp.	5/11/2023	1,725.63	Janitorial Supplies
2104	welfar - Wells Fargo	5/11/2023	8.34	Telecom & Small Tools/Equipment
2105	verwir - Verizon Wireless	5/11/2023	18.60	Telecom
2106	bushcond - SCIDPDA Bush Hotel Condo Association	5/18/2023	11,282.49	Condo Billing
2107	bushqali - SCIDpda Bush Hotel QALICB LLC	5/18/2023	41,037.50	Rent
2108	repser - Republic Services	5/18/2023	648.70	Garbage
2109	wasman - Waste Management of Seattle	5/18/2023	422.65	Garbage
2110	paciam - Pacific Lamp & Supply Company	5/25/2023	26.40	Supplies
Total bhcommop - General Checking			61,017.26	
bhcondop - General Checking				
1876	pugsou - Puget Sound Energy	5/11/2023	3,962.75	Natural Gas
1877	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/18/2023	4,791.47	HVAC/Boiler Maintenance
Total bhcondop - General Checking			8,754.22	
bhqalop - General Checking				
221	bannymel - The Bank of New York Mellon Trust Co.	5/4/2023	3,000.00	Loan Management Fee
222	finnei - Finney Neill & Co. P.S.	5/25/2023	4,775.00	Audit
51523	bannymel - The Bank of New York Mellon Trust Co.	5/15/2023	14,934.31	Loan
5312023	thecomm - The Commerce Bank of WA	5/31/2023	5,100.00	Loan
Total bhqalop - General Checking			27,809.31	
bhresope - General Checking				
1517	busimp - Seattle Economic Development Fund	5/4/2023	1,604.68	Loan
1518	bobboat - Bob Oates Sewer Rooter, LLC	5/11/2023	583.15	Plumbing
1519	finnei - Finney Neill & Co. P.S.	5/11/2023	8,900.00	Audit
1520	yarsys - Yardi Systems, Inc.	5/11/2023	25.00	Bank Fee for NSF
1521	welfar - Wells Fargo	5/11/2023	220.85	Telecom, Small Tools/Equipment & Supplies
1522	verwir - Verizon Wireless	5/11/2023	133.98	Telecom
1523	pdamaint - SCIDpda Maintenance Dept	5/18/2023	20,910.00	WOs
1524	bushcond - SCIDPDA Bush Hotel Condo Association	5/18/2023	13,061.59	Condo Billing
1525	scidpda - SCIDpda	5/18/2023	16,487.14	ID Billing
1526	t0003453 - Deng	5/18/2023	191.00	Tenant Move-out
1527	cenlin - CenturyLink	5/25/2023	141.40	Telecom
1528	citseacu - City of Seattle-Combined Utilities	5/25/2023	148.43	Water/Sewer
1529	orcinf - Orca Information Inc	5/25/2023	94.00	Credit Screening
1530	seaciti - Seattle City Light	5/25/2023	821.28	Electricity
1531	seaciti - Seattle City Light	5/25/2023	440.54	Electricity
1532	seaciti - Seattle City Light	5/25/2023	55.27	Electricity
1533	seaciti - Seattle City Light	5/25/2023	232.30	Electricity
1534	wesext - Western Exterminator Company	5/25/2023	324.41	Pest Control
5312023	thecomm - The Commerce Bank of WA	5/31/2023	4,064.00	Loan
Total bhresope - General Checking			68,439.02	
cidpdao3 - General Checking - Wells Fargo				
270	scidpda - SCIDpda	5/4/2023	13,393.85	Q1 Donation Distribution, 1 of 2
271	welfar - Wells Fargo	5/4/2023	1,499.57	Fundraising
272	scidpda - SCIDpda	5/11/2023	23.43	ID Billing
Total cidpdao3 - General Checking			14,916.85	
cidpdao4 - General Checking - Commerce Bank				
101	scidpda - SCIDpda	5/4/2023	9,886.28	Q1 Donation Distribution, 2 of 2
Total cidpdao4 - General Checking			9,886.28	
dvaop - General Checking				
4123	idvs2lib - IDVS2 Library/Parking	5/4/2023	17,750.00	Loan
4124	searub - Seattle Rubbish Removal	5/4/2023	725.38	Garbage
4125	welfar - Wells Fargo	5/4/2023	75.00	Training

		Check	Total	
Check#	Vendor	Date	Check	Note
4126	welfar - Wells Fargo	5/4/2023	52.91	Office Supplies
4127	wesext - Western Exterminator Company	5/4/2023	324.41	Pest Control
4128	pugsou - Puget Sound Energy	5/11/2023	4,166.36	Natural Gas
4129	welfar - Wells Fargo	5/11/2023	415.94	Telecom & Maintenance - Other Vendors
4130	verwir - Verizon Wireless	5/11/2023	91.72	Telecom
4131	pdamaint - SCIDpda Maintenance Dept	5/18/2023	12,557.96	WOs
4132	idvs2con - IDVS2 Condo Association	5/18/2023	22,449.85	Condo Billing
4133	scidpda - SCIDpda	5/18/2023	16,261.89	ID Billing
4134	cenlin - CenturyLink	5/25/2023	466.05	Telecom
4135	orcinf - Orca Information Inc	5/25/2023	47.00	Credit Screening
4136	seacitli - Seattle City Light	5/25/2023	55.85	Electricity
4137	wavbro - WAVE	5/25/2023	99.48	Telecom
Total dvaop - General Checking			75,539.80	
hingop2 - General Checking				
5012023	paypal - PayPal	5/1/2023	129.07	Bank Fees
Total hingop2 - General Checking			129.07	
idvs2op4 - General Checking				
756	hdsupp - HD Supply Facilities Maintenance, LTD	5/4/2023	55.14	Supplies
757	pdamaint - SCIDpda Maintenance Dept	5/11/2023	1,442.25	WOs
758	verwir - Verizon Wireless	5/11/2023	3.87	Telecom
759	welfar - Wells Fargo	5/11/2023	2.20	Telecom
760	idvs2con - IDVS2 Condo Association	5/18/2023	2,773.11	Condo Billing
761	repser - Republic Services	5/18/2023	2,585.73	Garbage
762	wasman - Waste Management of Seattle	5/18/2023	3,723.90	Garbage
763	wesext - Western Exterminator Company	5/18/2023	145.36	Pest Control
5202023	herban - Heritage Bank	5/20/2023	5,006.80	Loan
Total idvs2op4 - General Checking			15,738.36	
lotconst - Construction Account				
136	kraass - Krazan & Associates, Inc.	5/4/2023	16,550.00	Development Project - North Lot
Total lotconst - Construction Account			16,550.00	
nccomop2 - General Checking				
1221	cenlin - CenturyLink	5/4/2023	138.14	Telecom
1222	newcenth - New Central Hotel LLC	5/4/2023	20,350.00	Rent - 04/2023
1223	seacitli - Seattle City Light	5/4/2023	12.60	Electricity
1224	subsol - Submeter Solutions Inc.	5/4/2023	120.00	Water
1225	welfar - Wells Fargo	5/4/2023	44.00	Tenant Retention
1226	pdamaint - SCIDpda Maintenance Dept	5/11/2023	2,293.25	WOs
1227	scidpda - SCIDpda	5/11/2023	1,506.85	ID Billing
1228	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/11/2023	768.09	HVAC/Boiler Maintenance
1229	verwir - Verizon Wireless	5/11/2023	13.08	Telecom
1230	welfar - Wells Fargo	5/11/2023	10.21	Telecom & Small Tools/Equipment
1231	newcenth - New Central Hotel LLC	5/18/2023	20,961.00	Rent - 05/2023
1232	wasman - Waste Management of Seattle	5/18/2023	129.87	Garbage
1233	souplu - SOUTH WEST PLUMBING	5/18/2023	4,500.00	Plumbing
1234	souplu - SOUTH WEST PLUMBING	5/18/2023	4,500.00	Plumbing
1235	souplu - SOUTH WEST PLUMBING	5/18/2023	617.99	Plumbing
1236	wavbro - WAVE	5/25/2023	86.35	Telecom
1237	wesext - Western Exterminator Company	5/25/2023	252.14	Pest Control
Total nccomop2 - General Checking			56,303.57	
nchotop - General Checking				
306	easwes - East-West Investment Co.	5/11/2023	4,334.71	Land Lease
307	finnei - Finney Neill & Co. P.S.	5/25/2023	6,825.00	Audit
5102023	welfar - Wells Fargo	5/10/2023	17,368.30	Loan
Total nchotop - General Checking			28,528.01	
ncresop - General Checking				
1416	newcenth - New Central Hotel LLC	5/1/2023	17,150.00	Rent
1421	seacitli - Seattle City Light	5/4/2023	4,535.66	Electricity
1422	wesext - Western Exterminator Company	5/4/2023	324.41	Pest Control
1423	pugsou - Puget Sound Energy	5/11/2023	386.23	Natural Gas

		Check	Total	
Check#	Vendor	Date	Check	Note
1424	scidpda - SCIDpda	5/11/2023	7,533.32	ID Billing
1425	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/11/2023	954.75	HVAC/Boiler Maintenance
1426	verwir - Verizon Wireless	5/11/2023	89.03	Telecom
1427	welfar - Wells Fargo	5/11/2023	69.56	Telecom & Small Tools/Equipment
1428	guasec - Guardian Security Systems, Inc	5/18/2023	380.37	Access Control Systems
1429	souplu - SOUTH WEST PLUMBING	5/18/2023	4,500.00	Plumbing
1430	souplu - SOUTH WEST PLUMBING	5/18/2023	4,500.00	Plumbing
1431	souplu - SOUTH WEST PLUMBING	5/18/2023	2,083.67	Plumbing
1432	finnei - Finney Neill & Co. P.S.	5/25/2023	3,250.00	Audit
1433	wavbro - WAVE	5/25/2023	86.35	Telecom
Total nresop - General Checking			45,843.35	
pdaopacc - General Checking				
3789	kaifou - of Washington Options Inc	5/1/2023	28,114.81	Benefits - Medical
3790	visser - Vision Service Plan	5/1/2023	345.79	Benefits - Vision
3791	wasden - Delta Dental of Washington	5/1/2023	2,412.05	Benefits - Dental
3801	apallic - Apartments, LLC	5/4/2023	2,221.58	13th & Fir - Accounts Receivable
3802	busrhi - Bush, Roed & Hitchings, Inc.	5/4/2023	10,403.45	Program Expenses
3803	geolinc - GeoEngineers, Inc.	5/4/2023	1,099.25	Program Expenses
3804	hartfo - The Hartford	5/4/2023	1,009.73	Benefits - Life
3805	hohose - Zhi Yen, Inc.	5/4/2023	1,160.00	Program Expenses
3806	idvs2lib - IDVS2 Library/Parking	5/4/2023	160.00	Employee Parking
3807	louhot - Louisa Hotel Master Tenant LLC	5/4/2023	315.00	Employee Parking
3808	newcentc - SCIDPDA New Central Commercial, Inc	5/4/2023	1,450.91	Rent - pdamaint
3809	ricusa - Ricoh USA, Inc	5/4/2023	94.60	Copier Lease/Maintenance
3810	tecave - Techie Avenger Inc	5/4/2023	4,206.37	Computer Maintenance - 03/2023
3811	wavbro - WAVE	5/4/2023	101.47	Telecom
3812	welfar - Wells Fargo	5/4/2023	2,208.24	Computer Hardware, Board Expense & 13th & Fir - AR
3813	welfar - Wells Fargo	5/4/2023	1,202.76	Office Supplies, Training & 13th & Fir - AR
3814	welfar - Wells Fargo	5/4/2023	4,392.86	Computer Hardware, Employee Parking, Office Supplies & Job Listings
3815	alfgro - The Alford Group Inc.	5/11/2023	8,230.00	Professional Fees/Consulting
3816	brinew - Bricklin & Newman, LLP	5/11/2023	495.00	Legal - Sound Transit
3817	cenlin - CenturyLink	5/11/2023	131.44	Telecom
3818	coment - Commercial Entry Systems, Inc.	5/11/2023	661.50	Access Control Systems
3819	coupou - Coughlin Porter Lundeen Inc.	5/11/2023	2,275.00	Program Expense
3820	denlou - Denise Louie Education Center	5/11/2023	1,500.00	Accounts Receivable - idvs1com Tenant Retention
3821	finnei - Finney Neill & Co. P.S.	5/11/2023	9,250.00	Audit
3822	hdsupp - HD Supply Facilities Maintenance, LTD	5/11/2023	99.23	Supplies
3823	Intpark - Interim Parking Services	5/11/2023	250.00	Employee Parking
3824	kraass - Krazan & Associates, Inc.	5/11/2023	900.00	Development Project - North Lot
3825	newstares - New Star Restaurant	5/11/2023	1,160.00	Program Expense
3826	paclaw - Pacifica Law Group	5/11/2023	630.00	Legal - Property Taxation
3827	verwir - Verizon Wireless	5/11/2023	682.67	Telecom
3828	welfar - Wells Fargo	5/11/2023	401.47	Computer Hardware & Staff Appreciation
3829	welfar - Wells Fargo	5/11/2023	39.99	Training
3830	bushcomm - SCIDpda Bush Hotel Commercial	5/18/2023	26,240.71	Rent - admin/hinghay
3831	apallic - Apartments, LLC	5/18/2023	1,129.00	13th & Fir - Accounts Receivable
3832	dimsum - Dim Sum King	5/18/2023	1,160.00	Program Expense
3833	net2ph - Net2Phone Inc.	5/18/2023	669.31	Telecom
3834	pbseng - PBS Engineering and Environmental Inc.	5/18/2023	595.00	Program - Professional Fees/Consulting
3835	percoi - Perkins Cole LLP	5/18/2023	5,831.00	Program - Professional Fees/Consulting
3836	proins - Propel Insurance	5/18/2023	8,495.07	13th & Fir - Accounts Receivable
3837	ricoh - Ricoh USA, Inc	5/18/2023	23.15	Copier Lease/Maintenance
3839	hdsupp - HD Supply Facilities Maintenance, LTD	5/25/2023	552.17	13th & Fir - Accounts Receivable
3840	heapeo - Headwater People Consulting, LLC	5/25/2023	10,850.00	Program - Professional Fees/Consulting
3841	tecave - Techie Avenger Inc	5/25/2023	5,495.22	Computer Maintenance - 04/2023
3842	wesext - Western Exterminator Company	5/25/2023	127.89	Pest Control
3845	heapeo - Headwater People Consulting, LLC	5/25/2023	22,587.50	Program - Professional Fees/Consulting
3846	olajes - Jessica Olarti	5/25/2023	345.48	Employee Paycheck
50923	pdamaint - SCIDpda Maintenance Dept	5/9/2023	1,881.50	WOs
51023	stwasec - Secretary of State	5/10/2023	55.00	License
52523	stwab&o - Department of Revenue	5/25/2023	12.28	B&O Tax
5112023	pdamaint - SCIDpda Maintenance Dept	5/11/2023	565.50	WOs

		Check	Total	
Check#	Vendor	Date	Check	Note
Subtotal pdaopacc - General Checking			174,220.95	
ACH	Paylocity	5/4/2023	96,821.87	Payroll
ACH	Paylocity	5/18/2023	98,560.82	Payroll
Subtotal pdaopacc - General Checking - Payroll			195,382.69	
Total pdaopacc - General Checking			369,603.64	
vs1op - General Checking				
1106	cenlin - CenturyLink	5/4/2023	81.00	Telecom
1107	scidpda - SCIDpda	5/4/2023	6,562.50	ID Billing
1108	seacitli - Seattle City Light	5/4/2023	13,986.96	Electricity
1109	welfar - Wells Fargo	5/4/2023	12.43	Postage
1110	welfar - Wells Fargo	5/4/2023	4.06	Postage
1111	pdamaint - SCIDpda Maintenance Dept	5/11/2023	1,372.25	WOs
1112	firkin - Performance Systems Integration, LLC	5/11/2023	2,199.91	Fire Systems/Sprinkler - Service Call
1113	pugsou - Puget Sound Energy	5/11/2023	2,495.93	Natural Gas
1114	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/11/2023	568.07	HVAC/Boiler Maintenance - Service Call
1115	welfar - Wells Fargo	5/11/2023	2.20	Telecom
1116	vervir - Verizon Wireless	5/11/2023	56.44	Telecom
1117	repser - Republic Services	5/18/2023	3,027.96	Garbage
1118	scidpda - SCIDpda	5/18/2023	28,717.13	ID Billing
1119	sou gla - Southeast Glass, Inc	5/18/2023	1,510.43	Maintenance - Other Vendors
1120	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/18/2023	12,499.04	HVAC/Boiler Maintenance - Contract
1121	wasman - Waste Management of Seattle	5/18/2023	2,741.15	Garbage
1122	mckser - McKinstry Service	5/25/2023	4,751.00	Fire Systems/Sprinkler - Contract
1123	pacclam - Pacific Lamp & Supply Company	5/25/2023	26.39	Supplies
1124	pugsou - Puget Sound Energy	5/25/2023	5.52	Natural Gas
Total vs1op - General Checking			80,620.37	
vs2conop - General Checking				
431	cenlin - CenturyLink	5/4/2023	67.06	Telecom
432	seacitli - Seattle City Light	5/4/2023	192.55	Electricity
433	seacitli - Seattle City Light	5/4/2023	2,945.98	Electricity
434	pdamaint - SCIDpda Maintenance Dept	5/11/2023	176.75	WOs
435	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/18/2023	2,467.40	HVAC/Boiler Maintenance
Total vs2conop - General Checking			5,849.74	
vs2lpop - General Checking				
621	usbank - US Bank/TFM/97298300/Malnyua Yang	5/4/2023	14,607.29	Loan
622	welfar - Wells Fargo	5/4/2023	12.44	Postage
623	welfar - Wells Fargo	5/4/2023	4.07	Postage
624	pdamaint - SCIDpda Maintenance Dept	5/11/2023	1,399.00	WOs
625	welfar - Wells Fargo	5/11/2023	8.81	Telecom
626	vervir - Verizon Wireless	5/11/2023	24.78	Telecom
627	ldvs2con - IDVS2 Condo Association	5/18/2023	2,503.26	Condo Billing
628	ldvs2lib - IDVS2 Library/Parking	5/18/2023	8.00	Event Parking Income
5012023	kinco - King County Treasury	5/1/2023	521.99	Real Estate Tax
Total vs2lpop - General Checking			19,089.64	
			904,618.49	

Concurrence Requests:

Staff are required to seek concurrence for items that:

- *the consideration exchanged or received by the SCIDpda exceeds \$10,000, or*
- *the performance by the SCIDpda extends over a one year period.*

May 2023 Items

Property Operations

Bush Hotel 619 – Has been leased for a 6-month term, with option for short-term renewal by Aleks Martin Clinical Services who is doing grant work for Seattle/King County. The lease is for \$1900/month.

Jackson (former Liberty Tattoo Space) is being leased for a short-term by Headwater People (consulting firm) who is doing community outreach as part of the CID Visioning Project. The lease is for \$1600/month until November 2023.

Community Initiatives

4 Culture Preservation Sustained Support Grant - \$13,814 – Organizational grant from 4 Culture to support SCIDpda's ongoing work in Community Initiatives, Property Operations, and Real Estate development. Grant period is 1/1/23 to 12/31/2023.

**RESOLUTION OF
SEATTLE CHINATOWN-INTERNATIONAL DISTRICT PRESERVATION AND
DEVELOPMENT AUTHORITY,
A WASHINGTON PUBLIC CORPORATION
(Supplemental Resolution – 13th & Fir (Yesler Family Housing))**

RESOLUTION NO. _____

WHEREAS, Seattle Chinatown-International District Preservation and Development Authority, a Washington public corporation (“**SCIDpda**”), is organized pursuant to RCW 35.21.660, 35.21.670, and 35.21.730-755, and Seattle Municipal Code Ch. 3.110;

WHEREAS, SCIDpda was organized for the purpose, among others, of affording a structure to work for the conservation and renewal of the unique cultural and ethnic characteristic of the area historically known as the Chinatown-International District, including developing and operating affordable low income housing;

WHEREAS, SCIDpda adopted Resolution No. 21-02-16-02 on February 16, 2021 (the “**Original Resolutions**”) in connection with the development of real property located at 1215 East Fir Street, Seattle, WA with a mixed use building with the Project as defined in the Original Resolution;

WHEREAS, all capitalized terms not defined herein shall have the meanings set forth in the Original Resolutions;

WHEREAS, pursuant to the Original Resolutions, SCIDpda in its applicable Capacities, was authorized to obtain financing from various private and public sources in furtherance of the Project;

WHEREAS, SCIDpda, subsequent to the date of the Original Resolutions, has received a loan from OH of Connecting Housing to Infrastructure Program (“**CHIP**”) for water, sewer, and stormwater utility improvements at the Property in the amount of \$832,006 (the “**CHIP UI Loan**”) and an award of CHIP funds for system development charges for the Property in the amount of \$516,423 (the “**CHIP SDC Award**”);

WHEREAS, SCIDpda intends to loan the CHIP SDC Award to the Partnership (the “**SDC Loan**”);

WHEREAS, SCIDpda desires to undertake those steps as may be necessary, reasonable and/or advisable for it to (i) ratify and affirm its prior actions taken in connection with the application for and receipt of the CHIP UI Loan and the CHIP SDC Award and (ii) close on the CHIP UI Loan, CHIP SDC Award and SDC Loan.

RESOLUTIONS

NOW, THEREFORE, BE IT RESOLVED by the Board of SCIDpda as follows:

1. The above recitals are hereby incorporated into these Resolutions.

2. That SCIDpda, in its applicable Capacities, is authorized, empowered and directed to negotiate, enter into, execute and deliver documents in connection with the CHIP UI Loan, CHIP SDC Award and SDC Loan, including, but not limited to, Promissory Note for the CHIP UI Loan by the Partnership in favor of OH, Utility Infrastructure Agreement by the Partnership and OH, SDC Agreement with respect to the CHIP SDC Award by SCIDpda and OH, Deed of Trust in connection with the CHIP SDC Award by the Partnership in favor of SCIDpda, Promissory Note in connection with the CHIP SDC Award by the Partnership in favor of SCIDpda and Loan Agreement in connection with the CHIP SDC Award by the Partnership and SCIDpda.
3. That any and all documents hereby authorized to be executed on behalf of SCIDpda, in its applicable Capacities, are authorized to be executed or taken by any one of the following individuals, acting alone, or their duly appointed successors (the “***Authorized Representatives***”):

 Jamie Lee, Co-Executive Director

 Jared Johnson, Co-Executive Director
4. Any one Authorized Representatives is authorized, empowered and directed to take such further action on behalf of the SCIDpda, in its applicable Capacities, as such Authorized Representative may deem necessary to effectuate the foregoing.
5. That any and all acts authorized pursuant to these Resolutions and performed prior to the passage of these Resolutions are hereby ratified and affirmed.

[Remainder of Page Intentionally Blank]

CERTIFICATE

I, _____, certify that I am the _____ of Seattle Chinatown-International District Preservation and Development Authority (“Corporation”) and that the foregoing Resolutions were duly adopted at a meeting of the Board of the Corporation held on _____, 2023, in accordance with the Charter and Rules and Regulations of the Corporation upon proper notice and at which time a quorum was present.

Dated _____, 2023

By: _____

Name: _____

Title: _____

Resolution 23-6-21-03

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

We, the Governing Body of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda), authorize staff to enter into a Purchase and Sale agreement for the sale of “Unit 3” or “AiPACE Unit” of the real property commonly known as the “North Lot” and located generally at 1223 12th Ave South, Seattle, WA.

The Board authorizes this work as the project will further the purpose of the Authority, specifically:

- Promote services which are essential to the functioning and vitality of the neighborhood, including community amenities on the ground floor.
- Providing opportunities for community organizations to better preserve the residential community.
- Providing activities and services which are essential to the functioning vitality of the residents of the Chinatown International District.

Board President

Date

Board Secretary

Date